

Impact Fee Calculation Worksheet

Development Name:

Eldorado Fairways at The Trails Phase A

Assessment Date:

2-Feb-01

Applicant Name:

J. Baker Corporation

Case Number:

Water Utilities		Input #	Equivalency	Service	Water Impact Fees	
Land Use Category	Basis	of Basis	Factor	Units	Lines and Valves	Storage and Pumping
Single Family	Lots	186	1.00	186	\$34,224	\$37,944
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre		0.27	0	\$0	\$0
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
Totals					\$34,224	\$37,944

Waste Water Utilities		Input #	Equivalency	Service	Waste Water Impact Fees		
Land Use Category	Basis	of Basis	Factor	Units	Lines	Lift Stations	Treatment
Single Family	Lots	186	1.00	186	\$56,916	\$2,232	\$38,130
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre		0.18	0	\$0	\$0	\$0
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
Totals					\$56,916	\$2,232	\$38,130

Thoroughfares		Input #	Equivalency	Service	Service	Thoroughfare
Note: Input Z in SA for flat 12K rate.		of Basis	Factor	Units	Area (SA)	Fees
Land Use Category	Basis					
Residential (SF)/Single Family	Lots	186	1.00	186	7	\$484,530
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre		0.10	0		\$0
Retail	Acre		17.30	0		\$0
Commercial	Acre		17.30	0		\$0
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
Total Thoroughfare Impact Fees						\$484,530

Land Dedication or Park Fees		Input #	Equivalency	Land	Park
Land Use Category	Basis	of Basis	Factor	Dedication Acres	Fee in Lieu of Land
Single Family	Lots	186	1.00	1.86	\$176,700
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0
Multi-family	Units		1.00	0.00	\$0

Land = 1: Fees = 2	2
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Totals	1.86	\$176,700
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Impact Fee Calculation Summary Sheet

Development Name:

Eldorado Fairways at The Trails Phase A

Assesment Date:

2-Feb-01

Applicant Name:

J. Baker Corporation

Case Number:

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Water Utilities Impact Fees	Fee Totals	Credits	Remaining Due
Lines and Valves	\$34,224		\$34,224
Storage and Pumping	\$37,944		\$37,944
Total Water Utilities	\$72,168		\$72,168
Waste Water Utilities Impact Fees			
Lines	\$56,916		\$56,916
Lift Stations	\$2,232		\$2,232
Treatment	\$38,130		\$38,130
Total Waste Water Utilities	\$97,278		\$97,278
Thoroughfare Impact Fees	\$484,530		\$484,530
Thoroughfare assesment of \$1,500.00 per acre (58.5 ac.)			\$87,750
a	Acres	Fee	
Park Land Dedication or Park Fee	0.00	\$176,700	\$176,700
Total Impact Fees Assessed and Due	\$830,676	\$0	\$919,376

Notes:

Subject to West Frisco development agreement

Full Park impact fees

\$176,700

Thoroughfare assesment of \$1,500.00 per acre (58.5 ac.)

\$87,750

Total Fees Due per agreement

\$264,450.00